

Additional Property Details



80 Elimatta Road, Mona Vale

























Auction	Onsite on May 22 nd at 1:00 pm
Land size	730 m ² approximately
Aspect	North East facing with district views to the ocean
Construction	Double brick & tile circa. 1992
Zoning	E4 – Environmental living
Parking	Remote double lock-up garage with internal access plus additional parking for two cars
Approximate Outgoings	Water - \$185 per quarter + usage Council - \$514 per quarter
Heating	Gas Bayonets
Cooling	Ocean breezes
Cooking	Gas, wall ovens
Owner occupied or rental	Owner Occupied
Highest prices achieved on the street	\$3,600,000 – Double block of land 126 Elimatta Road - May 2020 \$3,375,000 5 bed, 2 bath, 4 cars 116 Elimatta Road - March 2021
Property Management Advice	\$1250 per week Belinda Spezas – 0424 050 121

Please refer to the second page for some recent comparable sales.

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Comparable Sales

1	2 Wuruma Place Warriewood NSW 2102		 5  2  2  696m ²  214m ²	Sold Price \$2,330,000
	Year Built	1960	DOM	21
	Sold Date	03-Feb-21	Distance	0.25km
	First Listing	Auction Preview		
	Last Listing	Not Disclosed		
2	112 Warriewood Road Warriewood NSW 2102		 4  3  3  734m ²  230m ²	Sold Price \$2,337,000
	Year Built	1970	DOM	16
	Sold Date	18-Feb-21	Distance	0.38km
	First Listing	PREVIEW		
	Last Listing	Price Guide: \$2,000,000		
3	163 Warriewood Road Warriewood NSW 2102		 5  2  2  717m ²  209m ²	Sold Price ^{RS} \$2,049,000
	Year Built	1965	DOM	19
	Sold Date	27-Mar-21	Distance	0.76km
	First Listing	Auction Guide \$1,650,000		
	Last Listing	Auction Guide \$1,700,000		
4	13 Tallarook Close Mona Vale NSW 2103		 4  3  3  778m ²  200m ²	Sold Price \$2,340,000
	Year Built	1980	DOM	23
	Sold Date	20-Feb-21	Distance	1.69km
	First Listing	Auction Guide \$2,200,000		
	Last Listing	Under Contract		

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale